



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-097692-25

In the matter of: 1, 169 SILVERWOOD CRES
WOODSTOCK ON N4T0M6

Between: Inderjit Singh Panech
Ramnish Kaur Panech
Beant Kaur Panech
Landlords

And

Sandra Dimeo
Joseph Michael Christmas
Tenants

Inderjit Singh Panech, Ramnish Kaur Panech and Beant Kaur Panech (the 'Landlords') applied for an order to terminate the tenancy and evict Sandra Dimeo and Joseph Michael Christmas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was scheduled to be heard by videoconference on January 29, 2026.

The Landlord, Ramnish Kaur Panech, and the Tenant, Joseph Michael Christmas, attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$2,870.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$94.36. This amount is calculated as follows: \$2,870.00 x 12, divided by 365 days.
3. The rent arrears owing to January 31, 2026, are \$14,350.00.
4. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

5. The Landlords collected a rent deposit of \$2,800.00 from the Tenants, and this deposit is still being held by the Landlords. The rent deposit is applied to the last rental period.
6. Interest on the rent deposit, in the amount of \$251.40, is owing to the Tenants for the period from May 18, 2022, to January 29, 2026. \$70.00 of the interest owing on the rent deposit is applied to the last rental period, and the balance of \$181.40 deducted from the rent arrears.
7. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for termination of the tenancy. Therefore, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after July 1, 2026.
4. The Tenants shall pay to the Landlords \$14,354.60. This amount includes rent arrears owing to the hearing date and the cost of filling the application. The balance of \$181.40 rent deposit the Landlords owe is deducted from the amount owing by the Tenants.
5. The Tenants shall pay to the Landlords the amount owing in paragraph 4 of this order in accordance with the following schedule:
 - \$2,500.00 on or before the 15th day of each month commencing February 15, 2026, and for the next 5 months up to and including June 15, 2026, and
 - \$1,854.60 on or before July 15, 2026.
6. The Tenants shall pay the lawful rent for February 2026 on or before February 3, 2026.
7. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period of March 2026 to May 2026.
8. If the Tenants fail to make the payments in accordance with paragraph 6 -7 of this order, the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants earlier than June 30, 2026.
9. If the Tenants do not pay the Landlords the amount owing in accordance with the payment schedule in paragraph 5, then on the day following the date of default, the full balance owing in paragraph 4 of this order becomes due and payable immediately, and the Tenants will

start to owe interest. This will be simple interest calculated annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

February 9, 2026
Date Issued

Eno Ubia
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto, ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.